

Bailey

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Environmental Services

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COPY

December 11, 2002

Ms. Jolleen Werst, EPA PO, TOPO
U.S. Environmental Protection Agency, Region 7
901 North Fifth Street
Kansas City, Kansas 66101

Subject: Contract Number 68-S7-00-21 (ESSII), Task Order Numbers 7025-10 and 7025-05
St. Louis Ordnance Plant and Tyson Valley (ex) Army Powder Storage Farm, St. Louis, Missouri

Dear Ms. Werst:

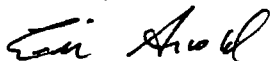
As requested during the task order meeting on December 4, 2002, Dynamac Corporation (Dynamac) has identified property leases pertaining to the above sites for which original documentation is not publicly available. The preliminary list of leases (attached) were identified from various operational history documents collected from the National Archives Records Administration (NARA) in Kansas City, MO.

All of the leases involve the Department of the Army. Copies of historical correspondence obtained from NARA indicate that the COE, Kansas City District, administered the leases and handled the transfer of the leases to new property owners as the General Services Administration disposed of excess site property. Copies of the historical correspondence and other operational history documents will be submitted as supporting documents to the site operational history reports tasked by EPA.

Dynamac has also attached a portion of a document entitled, *Invitation for Proposals, U.S. Army Industrial Installations*, along with a letter dated September 29, 1958, from the COE, Kansas City District, to Senator Stuart Symington. These documents were collected from the Western Historical Manuscripts Collection in Columbia, Missouri, and indicate that the COE, Kansas City District, was involved in leasing site facilities. The documents also indicate that the leases on the attached list may have been a part of a nationwide industrial leasing program involving facilities at thirty-nine Army installations, with SLOP (including Tyson Valley Powder Storage Farm) being one of nine installations in the Missouri River Division.

Dynamac requests direction from EPA on obtaining copies of these leases as well as all other corresponding or relevant documents and other leases the COE, Kansas City District, may have administered for these sites. If you have any questions regarding this submittal, please contact me at (913) 831-0400.

Sincerely,



Eric Arnold, Task Order Manager

Attachments:

1. Preliminary List of Leases to be Obtained
2. Portion of the Invitation for Proposals, U.S. Army Industrial Installations

cc: John Pritz, Dynamac Program Manager
Claudia Peck, Principle Investigator

40330472



Superfund

Preliminary List of Leases to be Obtained

Date	Lease No.	Lessee	Comments
05/10/1946	W-25-675-Eng-7564	Complete Auto Transit	Lease was in effect at this date. Duration Unknown.
07/01/1959	Unknown	Lincoln Engineering Co.	Bldg. 204. Lease ended 6/30/69.
09/01/1959	Unknown	Biltmore Moving & Storage	Bldg. 204E. Lease ended 6/30/64.
10/01/1959	Unknown	Bardahl Oil Co.	Bldg. 113-C. Lease ended 9/30/64.
12/01/1959	Unknown	Overland Van & Storage	Bldgs. 204F & K. Lease ended 6/30/64
01/01/1960	Unknown	A-1 Carpet Cleaners	Bldg. 204-K. Lease ended 6/30/64. Lease was assigned to Overland Van & Storage on 8/1/62.
02/01/1960	Unknown	Gaylord Container	Bldg. 216. Lease ended 1/31/65.
04/01/1960	Unknown	Schnetzler Moving Co.	Magazines 114-A, C & E. Lease ended 3/31/65.
10/01/1960	Unknown	Schleuter Mfg. Co.	Area 203. Lease ended 9/30/80.
11/01/1960	Unknown	Private Formula, Inc.	Bldg. 222-B. Lease ended 10/31/65.
11/01/1960	Unknown	Universal Metals	1.1 acres, 113 Area. Lease ended 10/31/65.
02/01/1961	Unknown	Emerson Electric	Bldg. 119-D. Lease ended 1/31/66.
06/01/1961	Unknown	Scientific Trends	Bldgs. 120 & 136. Lease ended 5/31/66.
01/01/1962	Unknown	Good Taste Cookie	Bldg. 205-L. Lease ended 12/31/62.
02/01/1962	Unknown	City of St. Louis	Portion of Bldg. 205. Lease ended 1/31/63.
02/01/1962	Unknown	Chromalloy Corporation	Bldgs. 960 & 107. Lease ended 1/31/63.
02/01/1962	Unknown	Emerson Electric	Magazines 128 E & 128 G. Lease ended 1/31/63.
04/07/1962	Unknown	Hussman Refrigeration	Bldg. 102. Lease ended 4/7/63. Terminated 11/6/62.
04/10/1962	Unknown	Hunter Engineering Co.	Portion of Bldg. 110. Lease ended 4/9/63. Terminated 5/11/62.
04/11/1962	Unknown	Pierre Laclede Fur Company	Bldg. 134A. Lease ended 4/10/63.
04/11/1962	Unknown	Reliance Plumbing & Supply	Portion of Bldg. 110. Lease ended 4/10/63.
04/13/1962	Unknown	Terminal Railroad Assn.	1.5 acres. Rail consolidating yard. Lease ended 4/14/63.
05/15/1962	Unknown	Steven Mfg. Co.	Bldg. 118A. Lease ended 5/14/63.
06/15/1962	Unknown	Jomico Tool & Mfg. Co.	Bldg. 119A. Lease ended 6/14/63.
06/28/1962	Unknown	Pappas Ford Co.	1 acre, Parking Lot A. Lease ended 6/27/63.
01/01/1963	Unknown	Barnes Hospital	Bldg. 205-F. Lease ended 12/31/63.
01/01/1963	Unknown	Good Taste Cookie	Bldg. 105-L. Lease ended 12/31/63.
01/17/1963	Unknown	Emerson Electric	Magazines 128 E, F, G, M, N & O. Lease ended 1/16/64.
01/17/1963	Unknown	Emerson Electric	Bldg. 102, Section A. Lease ended 1/16/64.
03/01/1963	Unknown	VanDusen Aircraft Supplies	Portion of Bldgs. 119A & 118A. Lease ended 2/29/64.
03/05/1963	Unknown	Complete Auto Transit	1 acre, Parking Lot A. Lease ended 8/22/63.
04/01/1963	Unknown	Continental Machine Corp.	North portion of Bldg. 105L. Lease ended 3/31/63.
04/01/1963	Unknown	Stout Sign Company	Bldg. 214E. Lease ended 3/31/64.
04/11/1963	Unknown	Miracle Supply Co.	Portion of Bldg. 110. Lease ended 4/10/64.
04/11/1963	Unknown	Pierre Laclede Fur Company	Portion of Bldg. 134A. Lease ended 4/10/64.
04/15/1963	Unknown	Jantzen Chevrolet	1 acre, Parking Lot A. Lease ended 4/14/64.
04/18/1963	Unknown	J. J. Newberry	90-day lease was in effect this date.
05/01/1963	Unknown	Bell Products Company	Bldg. 113-D. Lease ended 4/30/64.
05/01/1963	Unknown	Britts-Northwood	Portion of Bldg. 105A. Lease ended 8/31/63.
05/01/1963	Unknown	Missouri Research Lab	Bldgs. 131A, 131C, 131D, 131G, 131J, 131K, & 138. Lease ended 4/30/64.
05/01/1963	Unknown	Murphy Company	Bldg. 134A. Lease ended 4/30/64.
05/15/1963	Unknown	Terminal Railroad Assn.	Team Tracks. Lease ended 4/14/64.
05/16/1963	Unknown	Emerson Electric	Section B, Bldg. 102. Lease ended 1/16/64.
05/21/1963	Unknown	Chrysler Corp.	Bldgs. 113, 113B & 113J. Lease ended 5/20/64.

Preliminary List of Leases to be Obtained

Date	Lease No.	Lessee	Comments
06/15/1963	Unknown	Orchard Paper Co.	Section C, Bldgs. 102 & 102D. Lease ended 1/14/64.
06/24/1963	Unknown	Wedge Supply Co.	Bldg. 102E. Lease ended 6/23/64.
08/09/1963	Unknown	Canine Corps., Inc.	Portion of Bldg. 207. Lease ended 8/8/64.
08/15/1963	Unknown	Fuel Cell Corp.	Bldg. 107 & 136F. Lease ended 8/14/64.
06/02/1964	Unknown	Continental Machine Corp.	Occupied on this date. Fire destroyed bldg.
06/02/1964	Unknown	Good Taste Cookie	Occupied on this date. Fire destroyed bldg.
06/02/1964	Unknown	Rellim International Corp.	Occupied on this date. Fire destroyed bldg.
04/29/1965	Unknown	Missouri Research Lab	Bldg. 131-J. Lease to be terminated about this date.
09/10/1965	Unknown	Barnes Hospital	Bldg. 205-F. Lease revoked effective 10/1/65.
09/20/1965	DA-23-025-Eng-7023	Emerson Electric	Existing lease forwarded to Southwestern Town Lot Corporation on this date.
09/20/1965	DA-23-025-Eng-4770	Emerson Electric	Existing lease forwarded to Southwestern Town Lot Corporation on this date.
09/20/1965	DA-23-025-Eng-4198	Gaylord Container	Existing lease forwarded to Southwestern Town Lot Corporation on this date.
09/20/1965	DA-23-025-Eng-7472	Heidreder	Existing lease forwarded to Southwestern Town Lot Corporation on this date.
09/20/1965	DA-23-025-Eng-6080	Murphy Company	Existing lease forwarded to Southwestern Town Lot Corporation on this date.
09/20/1965	DA-23-025-Eng-7473	Ozark Airline	Existing lease forwarded to Southwestern Town Lot Corporation on this date.
09/20/1965	DA-23-025-Eng-7237	Pierre Laclede	Existing lease forwarded to Southwestern Town Lot Corporation on this date.
09/20/1965	DA-23-025-Eng-6959	Terminal Railroad Assn.	Existing lease forwarded to Southwestern Town Lot Corporation on this date.
09/20/1965	DA-23-025-Eng-7044	Terminal Railroad Assn.	Existing lease forwarded to Southwestern Town Lot Corporation on this date.
02/18/1966	DA-23-038-Eng-7747	Mallory Buick	Existing lease forwarded to Arthur Goldstein on this date.
02/18/1966	DA-23-028-Eng-7746	Murphy Company	Existing lease forwarded to Arthur Goldstein on this date.



William
FOR PROPOSALS

U. S. ARMY

INDUSTRIAL
INSTALLATIONS



A V A I L A B L E F O R
L E A S E

U. S. ARMY ENGINEER DISTRICT, MISSOURI RIVER
CORPS OF ENGINEERS
OMAHA, NEBRASKA

U. S. ARMY ENGINEER DISTRICT, KANSAS CITY
CORPS OF ENGINEERS
1800 FEDERAL OFFICE BUILDING
KANSAS CITY 6, MISSOURI

IN REPLY REFER TO

MRKHM 680.41(Industrial
Leasing Program - 1958)

29 September 1958

Honorable W. Stuart Symington
United States Senator
Creve Coeur, Missouri

Dear Senator Symington:

I have mailed you, under separate cover, five copies of Invitation for Proposals, U. S. Army Industrial Installations, pertaining to the St. Louis Ordnance Plant, the St. Louis Ordnance Steel Foundry, and the Lake City Arsenal, for such distribution as you may find convenient. This brochure has been prepared with the intent of obtaining from private industry desirable tenants for inactive Army industrial property.

This action is a direct result of a decision approved by the Armed Services Committees of the Senate and House for a nationwide industrial leasing program involving facilities at some thirty-nine Army installations, nine of which are located within the Missouri River Division, and are, therefore, the topic of the brochure. In this respect, the invitations emanating from each Division Office have been so co-ordinated as to develop a uniform presentation.

In offering the many excellent properties listed for lease to business interests, it is believed a program has been initiated which will result in substantial savings to the Government through elimination of maintenance costs of the facilities. Many fringe benefits may be expected to accrue to the surrounding communities in increased employment. The resultant general business stimulus is another prime consideration in the development of a successful outleasing program.

Data relevant to the St. Louis Ordnance Plant, the St. Louis Ordnance Steel Foundry, and the Lake City Arsenal may be found on pages 1 through 12, pages 13 through 16, and pages 25 and 26, respectively. Terms and conditions of lease and other explanatory material are inserted near the back of the brochure, beginning with page 61.

It is sincerely hoped you find this brochure informative and consistent with the best interests of the Government. I stand ready to furnish additional copies of the brochure and other information as you may require.

Sincerely yours,

L. E. Laurion
L. E. LAURION
Colonel, Corps of Engineers
District Engineer

1 Incl
Invit (in quin)
(Under sep cover)

LOCATION MAP

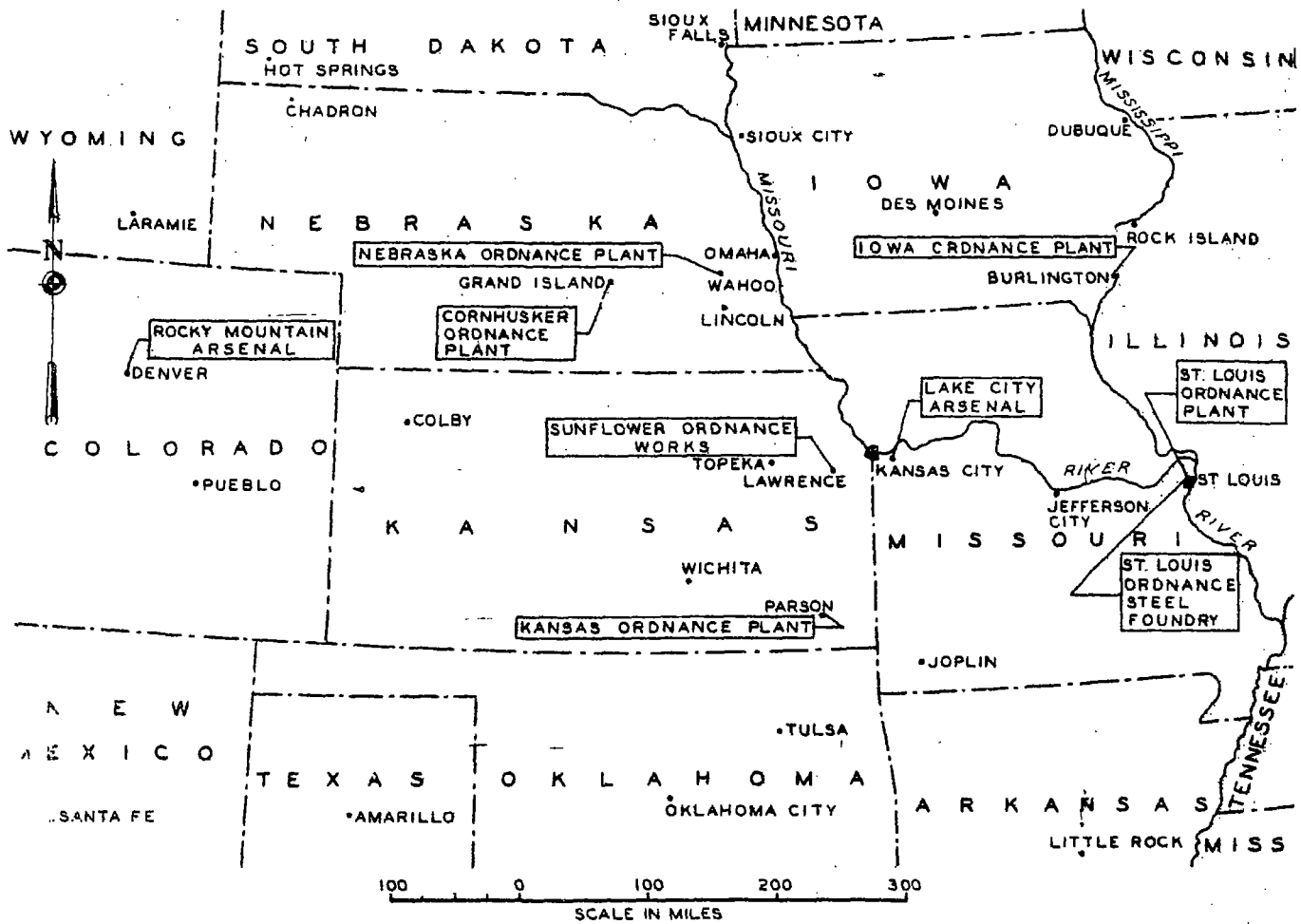


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United States Senate

MEMORANDUM

Virginia:

Received 5 of these. Mr. Fike said send 3 to Washington and 2 to K.C.

INVITATION FOR PROPOSALS
FOR THE LEASE OF
U. S. ARMY INDUSTRIAL INSTALLATIONS

SEALED PROPOSALS, in quadruplicate, subject to the conditions contained herein, will be received at the place and until the time stated below, and then publicly opened, for the lease of the facilities listed below.

1. Description of Facilities.

a. ST. LOUIS ORDNANCE PLANT, an industrial installation designed for the manufacture of small arms ammunition and artillery projectiles, located in St. Louis, Missouri, containing the following facilities and lands appurtenant thereto:

(1) Ammunition Manufacturing - 30 and 50 Caliber Groups:

(a) Description: The facilities offered for lease include 5 separate production lines, complete with land, buildings, and equipment essential for the fabrication of metal parts, and the loading, assembly, and packaging of complete rounds of small arms ammunition. Each production line has individual offices, locker rooms, rest rooms, a cafeteria, tool and gauge laboratory, tool and supply store, maintenance shop, and extensive receiving and shipping bays with contiguous rail and truck docks.

LINE NO.	NO. OF BLDGS.	DESIGNATION	FLOOR SPACE SQUARE FEET	NO. OF FLOORS	REMARKS
102	1	Primary Manufacturing	250,000	2	Production Support Buildings are grouped due to limited individual floor space.
	1	Cartridge Loading	17,000	2	
	1	Primer Inserting	15,000	2	
	6	Production Support	80 - 700	1	
103	1	Primary Manufacturing	250,000	2	Lead Shop contains melting, extrusion, and swaging equipment for production of lead bullet cores.
	1	Cartridge Loading	16,000	2	
	1	Primer Inserting	15,000	2	
	1	Lead Shop	16,000	1	
	5	Production Support	80 - 700	1	
104	1	Primary Manufacturing	344,000	2	Primary Manufacturing Buildings contain cartridge case and bullet jacket fabrication equipment.
	1	Cartridge Loading	19,000	2	
	1	Primer Inserting	17,000	2	
	5	Production Support	80 - 700	1	
105	1	Primary Manufacturing	372,000	2	Kitchen facility provides central food preparation for cafeterias in all lines.
	1	Cartridge Loading	19,000	2	
	1	Primer Inserting	17,000	2	
	1	Cafeteria Kitchen	20,000	1	
	5	Production Support	80 - 700	1	
205	1	Primary Manufacturing	422,000	2	Respective locations of all lines are shown on attached outlease map. (PLATE I)
	1	Cartridge Loading	32,000	2	
	1	Primer Inserting	33,000	2	
	5	Production Support	80 - 700	1	

(b) Construction: The primary manufacturing buildings have steel or reinforced concrete frames, brick walls, and concrete floors and roofs. In general, floor loads are rated at 300 to 500 pounds per square foot at ground level. Second floors are concrete, supported by steel columns on 20-foot centers, for a rated 300 pounds per square foot.

(c) Equipment: Production equipment consists of draw and forming presses, pickling tanks, washers, annealing furnaces, trim and cutting machines, punch and inserting presses, weigh and gauge machines, and marking, packaging, and sealing machines. Material flow is integrated by conveyor systems connecting first and second floor operations, as well as lateral work stations. Freight elevators are strategically located for movement of basic material.

(7) Operational Support - Miscellaneous Buildings:

(a) Description: The facilities offered for lease consist of a number of miscellaneous buildings which furnish operational support to production areas in the form of a steam plant, interim storage structures, and proving areas for test firing of ammunition.

NO. OF BLDGs.	DESIGNATION	CONSTRUCTION	FLOOR SPACE SQUARE FEET	REMARKS
1	Proof House	Concrete & Masonry	82,200	Location - Area 3
15	Miscellaneous	Concrete & Masonry	500 - 2,500	Location - Area 3
1	Proof House	Asbestos Siding & Roof	18,700	Location - Area 4
3	Powder Magazines	Unglazed Tile	2,400	Location - Area 4
3	Powder Magazines	Unglazed Tile	2,400	Location - Area 5
3	Miscellaneous	Brick & Concrete	125 - 500	Location - Area 5
1	Boiler Plant	Concrete & Masonry	25,000	Location - Area 4 (Two 60,000-pounds per hour boilers)

(b) Potential Use: Although originally designed to furnish support for ammunition manufacturing activities, it is believed the above-described facilities have utility for operations requiring either limited floor space or structure of this particular design.

(8) Tyson Area - Detached Storage Facility - St. Louis Ordnance Plant:

(a) Description: Tyson Area is located 25 miles southwest of the Ammunition Plant proper on U. S. Highway 66. The facility consists of warehouses and magazines dispersed throughout an area of 2,373 acres, and is utilized for storage of inert materials and explosives. Various firing ranges and similar structures are located within the area for the proof testing of ammunition and components thereof. The area is served by rail and highway transport trucks.

BLDG. NO.	DESCRIPTION	CONSTRUCTION	FLOOR SPACE SQUARE FEET	REMARKS
360-1	Warehouse	Steel frame, transite	60,000	Contiguous rail sidings & docks entire length of buildings.
360-2	Warehouse	siding, concrete floors	60,000	
301-1	Warehouse	Concrete frame, brick walls,	5,000	Contiguous truck docks entire length of build- ings, central rail siding.
301-2	Warehouse	concrete floors and roofs	5,000	
301-3	Warehouse		5,000	

(b) Potential Use: The buildings offered are suitable for storage of items that do not require heated warehouses.

(9) Location: The St. Louis Ordnance Plant, consisting of 276 acres, is located in the northwestern portion of the City of St. Louis and extends into St. Louis County. The north and west boundaries adjoin residential property, while the east and south perimeters are adjacent to commercial and industrial areas. The plant is easily accessible from U. S. Highways 40, 61, 66, and 67.

(10) Transportation: Switching service over plant-owned trackage is furnished by The Terminal Railway Association of St. Louis, with connections to 18 trunk lines serving the city. All-weather plant roads offer access to over 30 interstate truck lines. Water transportation for the Greater St. Louis Area is supplied by the Mississippi Inland Waterway System, connecting Minneapolis, Pittsburgh, Chicago, Knoxville, New Orleans, etc. Common carriers are the Federal Barge Lines and the Mississippi Valley Barge Lines.

(11) Utilities: Services may be procured as follows: Electricity, Union Electric Company of Missouri; water, City of St. Louis; and disposal, Metropolitan Sewer District of St. Louis.